

**Project Description  
1244 Poplar Avenue**

This Use Permit application is to construct three single family homes and the Parcel Map application is to split one existing lot into four lots (which includes a common lot that serves as access to the other lots). This proposal meets all zoning code standards and requirements.

This application is similar to other recently approved and constructed developments along this block of Poplar Avenue. The project is also sensitive to the adjacent single family homes along Tulip Drive by placing the driveway along the shared property line; which provides the largest possible setback of the proposed structures.

**Use Permit Justifications  
1244 Poplar Avenue  
Proposed Three Single Family Homes**

The proposed three single family homes at 1244 Poplar Avenue meet both of the required Use Permit justifications as follows:

1. The proposal attains the objectives and purposes of the General Plan of the City of Sunnyvale by providing additional ownership housing opportunities while upholding the standard of compatibility within the existing neighborhood (and recently approved developments) and the zoning code requirements.
2. The proposal ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as it is consistent with other development in the neighborhood and meets all zoning code standards and requirements.

July 14, 2006

To: Andrew Miner, Principal Planner  
Subject: 1244 Poplar Avenue

Following is a summary of the changes made to the project at 1244 Poplar Avenue as a result of input from adjacent property owners along Tulip Drive, Planning Division review, and comment from the Planning Commission Study Session.

1. The building at lot 3 has been shifted so that the minimum side yard setback is to the south. This provides the largest setback adjacent to the neighbor along Tulip Drive. This will allow for larger sized trees to be placed in the side yard adjacent to the Tulip Drive neighbor.
2. The north facing bedroom windows at all three homes have been modified from to high sill windows that have a minimum sill height of five feet from the finished floor. This will minimize the privacy impact this project will have on the adjacent neighbors.
3. The roof pitch will be lowered from 6:12 to 4:12. This will reduce the overall building heights by about two feet.
4. The current design is a raised foundation which provides a more attractive home and makes future maintenance/remodels more efficient for homeowners. Keeping in mind the desire to minimize the overall heights of the buildings, we will ensure that the foundation is at the minimum height by the building code.
5. A landscape plan screening plan has been developed to provide privacy and visual screening for the Tulip Drive neighbors. We have suggested three different types of non-deciduous trees that are fast growing and will provide substantial screening of the proposed homes.

I believe the above changes address the privacy concerns of the Tulip Drive neighbors by eliminating any substantially sized windows which would face their rear yards. Additionally, these changes have also addressed concerns visual impacts the proposed homes will have by providing landscape screening and reducing the overall height.

Unfortunately, we did not have time to update the plans; however, I have noted the above changes on the attached plans for your.

Please let me know if you have any questions.

Geoff Bradley,  
Bradley Planning Group

**1244 Poplar Avenue**

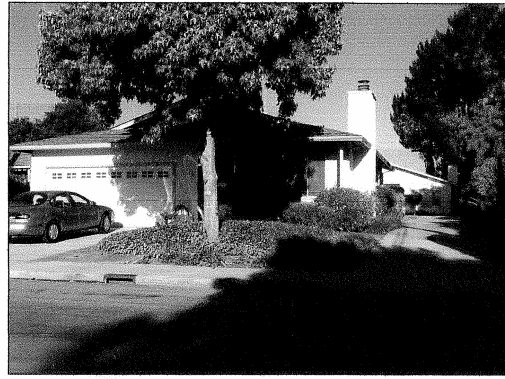


**Properties Adjacent to 1244 Poplar Avenue**

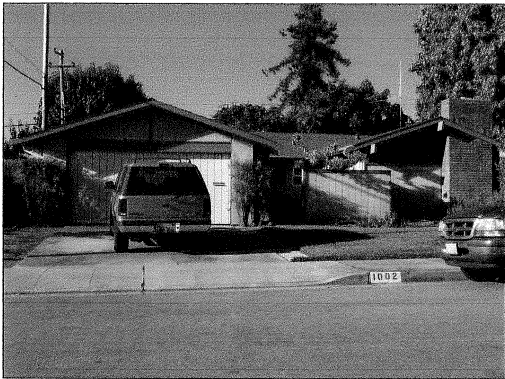
**ATTACHMENT D**  
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1248 Poplar Avenue (adjacent to subject site)



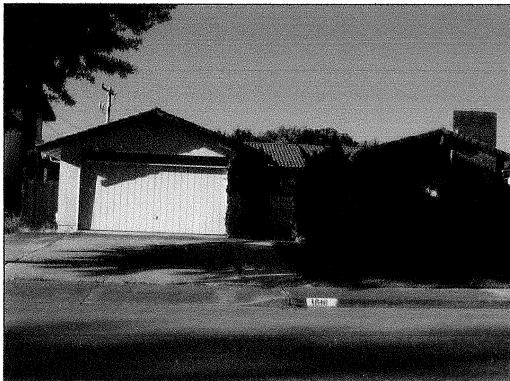
1245 Poplar Avenue (across from subject site)



1002 Tulip Drive (adjacent to subject site)



1006 Tulip Drive (adjacent to subject site)

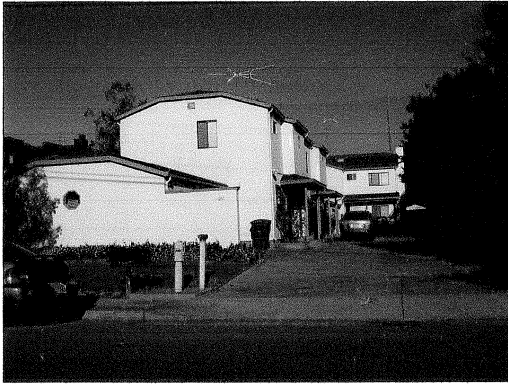


1010 Tulip Drive (adjacent to subject site)



1223 Valerian Court (adjacent to subject site)

ATTACHMENT D  
Other Properties Along Poplar Avenue Page 5 of 5



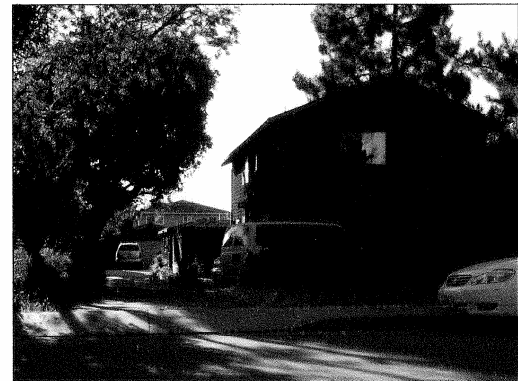
1257 Poplar Avenue



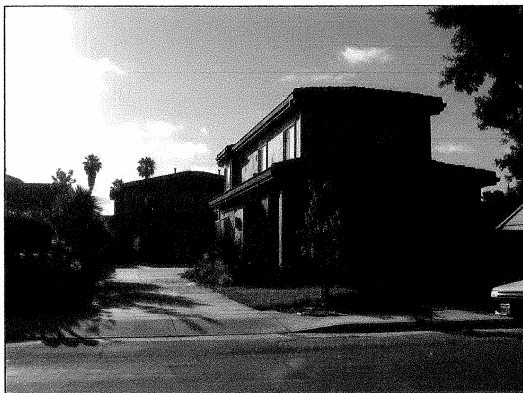
1256 Poplar Avenue



1249 Poplar Avenue



1272 Poplar Avenue



1266 Poplar Avenue



1276 Poplar Avenue